



KERALA REAL ESTATE REGULATORY AUTHORITY
Trinity Centre, Opposite Chaithanya Eye Hospital,
Kesavadasapuram, Thiruvananthapuram. Pin- 695 004
www.rera.kerala.gov.in Email- info.rera@kerala.gov.in
Phone: 0471 3501012

Present: Shri. P H Kurian, Chairman

No. T1/OL/EX/086/2024

Dated 24th January, 2025.

Applicant: M/s Kalyan Developers,
Kalyan Developers, Near Canara Bank,
Sree Krishna Building, West Palace Road,
Thrissur, Kerala- 680022

ORDER

1. The Kerala Real Estate Regulatory Authority issued project registration to the real estate project '**Kalyan Prima**' promoted by M/s Kalyan Developers' as per certificate No. **K-RERA/PRJ/TSR/001/2022** dated 03.01.2022 under Section 5 of the Real Estate (Regulation and Development) Act, 2016. The registration was valid up to 01.01.2025.
2. Now the promoter has filed application for extension of registration up to 27.02.2026 in Form No. E and remitting the required fee of Rs. 1,58,577/- (Rupees One lakhs fifty eight thousand five hundred and seventy seven only). As per the proviso to Section 6 of the Act, 2016 the Authority may in reasonable circumstances, without default on the part of the promoter, based on the facts of each case, and for reasons to be recorded in writing extend the

registration granted to the project for such time as it considers necessary, which shall, in aggregate, not exceed a period of one year.

3. Accordingly, as directed by the Authority a technical hearing was conducted by the Secretary (Technical & Administration). Shri Sumesh, General Manager of the promoter company, attended the hearing on 30.12.2024. He submitted that they obtained a development completion certificate from Kaiparambu Grama Panchayat on 13.11.2024. Out of 33 villas, 15 villas have been sold, structure of 30 villas are completed. He clarified that they had mistakenly stated the required completion period as 3 years, whereas it should have been 4 years. Additionally, he submitted that an Occupancy Certificate/Use Certificate for the completed villas had been obtained, and several villas had already been handed over to clients for interior works. Furthermore, the promoter explained that the work on the villas are progressing at full speed, with only a few villas remaining to be sold. In this context, they requested one-year extension to align the completion period with the actual requirements for completing the project.
4. The promoter has requested a one-year extension to complete the project by paying 50% of the registration fees as per Rule 8 of the Kerala Real Estate (Regulation & Development) Rules, 2018. Out of the 33 units, 15 have been sold. The physical progress of the project is at 85%, and the promoter obtained a development completion certificate from Kaiparambu Grama Panchayat on 13.11.2024. Considering the above facts and circumstances, the Authority has found that the applicant is eligible for an extension of the project registration up to 31.12.2025.

5. Hence, the Authority in the exercise of the powers conferred under Section 6 of the Act, 2016 read with Rule 8 of the Kerala Real Estate (Regulation and Development) Rules, 2018, decided to extend the registration of the real estate project '**Kalyan Prima** from 02.01.2025 to 31.12.2025 with the following conditions.

- i. This extension shall not in any way affect the rights of the existing allottees as per the Act, 2016.
- ii. The occupancy certificate
- iii. shall be obtained within the extended period and shall be uploaded in the 'web portal' of K-RERA.
- iv. The promoter shall also transfer / hand over the common area and the documents pertaining to the project to the Association of allottees, after the completion of the project as promised to the allottees.
- v. After the completion of the project Form No. 6 shall be uploaded by the promoter in the web portal of K-RERA.

Sd/-

P H Kurian
Chairman

True Copy / Forwarded by / Order

Secretary (Technical and Administration)
Kerala Real Estate Regulatory Authority
24/12/25

